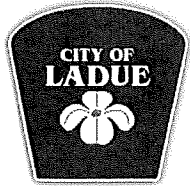


9/8 or 9/29



Application for Architectural Review Board

*** This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

APPLICANT INFORMATION

Name of Applicant: Agape Construction

Phone #: (314) 464-9050

Email address of Applicant (for review comments): tracy@buildagape.com

PROJECT PROPERTY INFORMATION

Address for proposed work: 5 Town & Country Dr. Ladue, Mo 63124

If this ARB application is amending a project that is currently under construction, list permit #: _____

Zoning District: C Parcel ID # (St. Louis county tax record): 18L330787

DESCRIPTION OF PROPOSED PROJECT: Kitchen remodel, garage remodel, interior remodel and fireplace

Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

X Ryan Phillips Date: 9-7-22

* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.

Architectural Review Board Checklist

Please initial all items below to verify that your submittal includes all requirements:

The following items shall be submitted to the Building Department by 11:00 am, no later than 7 days prior to the regularly scheduled meeting. Plans 24" x 36" are preferred and should be folded into individual packets. If plans are not able to be 24" x 36", the smallest size possible is preferred. Plans to scale can be printed in half size.

☒ THREE (3) copies of this application

☒ THREE (3) copies of ARB plans, photographs and documentation arranged into individual packets. **At least one set of plans must bear the signatures of subdivision trustees (if applicable). Items without trustee signatures will not be accepted until required signatures are obtained.** *No trustees*

☒ ONE PDF copy of all plans that are submitted in hard copy should be emailed to aquinn@cityofladue-mo.gov. This single PDF should include the application, plan sheets and photographs and any other documentation that the Board should review.

☒ Schematic site plan at a scale of not less than one-inch equals 20 feet including the following:

- Dimensioned property lines,
- Building setback lines,
- Easements identified,
- Existing and proposed area of work,
- Location of driveways and parking areas,
- *N/A* Topographic contours of the existing grades and proposed finished grades at two-foot interval minimums for a distance 25 feet from the face of the existing and proposed area of work with an indication of direction of flow of storm water. (For new residence and home additions only)
- *N/A* Location of proposed landscape material (New residence only)
- *N/A* Landscape material proposed to be removed (New residence only), and
- Identifying any accessory structures proposed or existing.
- Hardscape and greenspace coverage calculations for existing and proposed front, rear, side and overall lot.

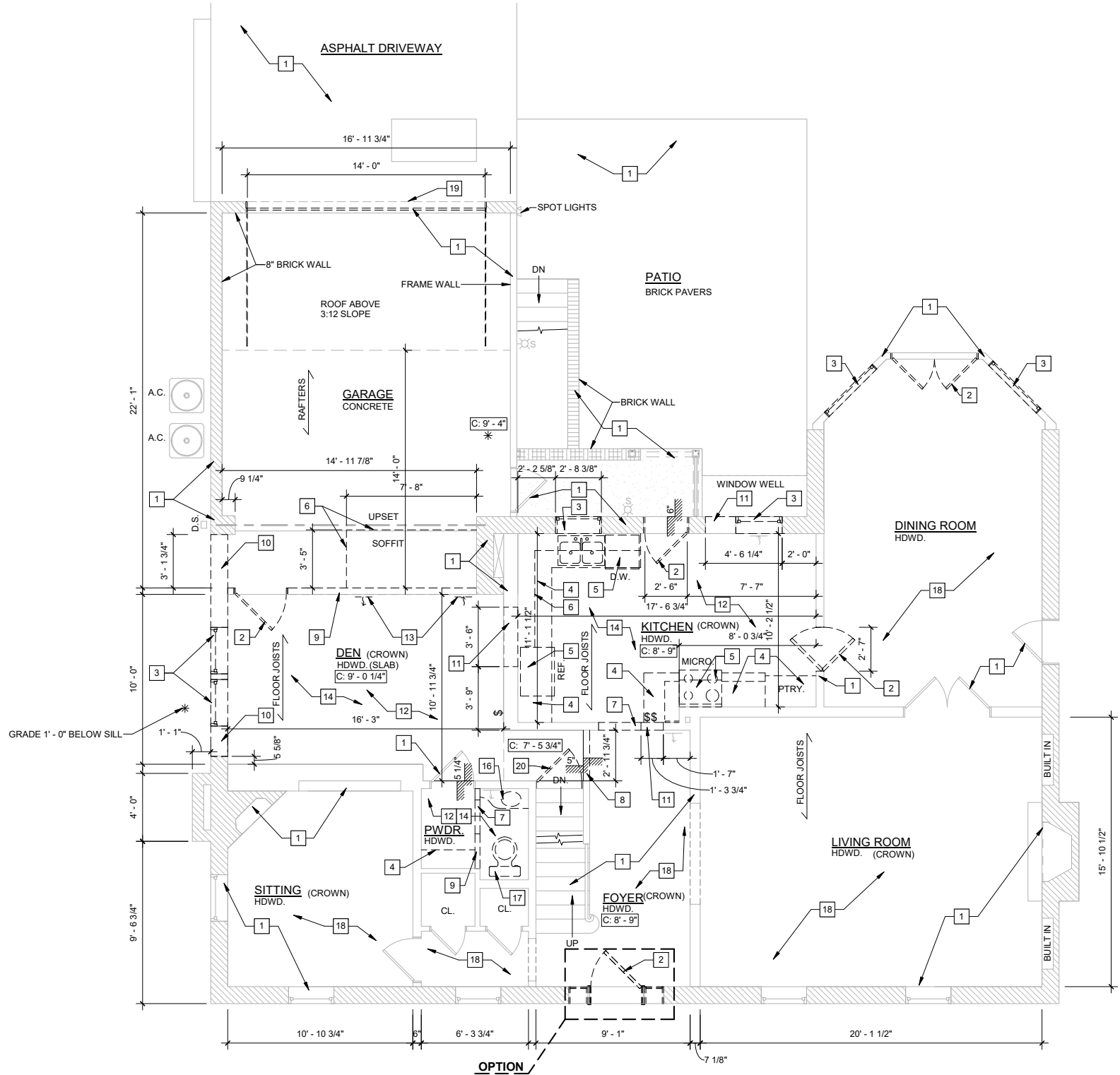
☒ Schematic floor plans (at a minimum scale of one-quarter inch equals one foot) showing overall building dimensions. Plans may be printed in half-size.

☒ Building elevations (at a minimum scale of one-quarter inch equals one foot) showing vertical dimensions, fenestration, proposed materials and colors, and any existing construction where an addition or modification is proposed. All existing and proposed building materials shall be indicated on the existing building elevations. Plans may be printed in half-size

☒ Color photographs (8.5x11 inches) of the main building located on adjoining property. Color photographs (8.5x11 inches) of all building elevations of existing structures for projects involving remodeling or additions.

PROPERTY OF AGAPE CONSTRUCTION

HALF SIZE PRINT
SCALE: 1/8"=1'-0"



DEMO KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE DOOR
- 3 REMOVE WINDOW
- 4 REMOVE CABINETS AND COUNTERTOPS
- 5 REMOVE KITCHEN APPLIANCES AND FIXTURES
- 6 REMOVE SOFFIT
- 7 REMOVE CASSED OPENING & HEADER
- 8 REMOVE CASSED OPENING
- 9 REMOVE WALL FLOOR TO CEILING IN ITS ENTIRETY. REMOVE AND CAP ALL UTILITIES PER CODE AS NECESSARY & IF NOT BEING REUSED, OR TEMPORARILY CAP UTILITIES AS REQUIRED FOR REUSE IN NEW WORK PORTION OF THE PROJECT. COORDINATE WITH NEW WORK PORTION OF THE PROJECT.
- 10 CUT OPENING IN EXISTING WALL FOR INSTALLATION OF NEW WINDOWS & FIREPLACE. COORDINATE WITH NEW WORK PORTION OF THE PROJECT. REMOVE AND CAP ALL UTILITIES PER CODE AS NECESSARY AND IF NOT BEING REUSED, OR TEMPORARILY CAP UTILITIES AS REQUIRED FOR REUSE IN NEW WORK PORTION OF THE PROJECT IF BEING REUSED. COORDINATE WITH NEW WORK PORTION OF THE PROJECT.
- 11 CUT OPENING IN EXISTING WALL FOR NEW OPENING. COORDINATE WITH NEW WORK PORTION OF THE PROJECT. REMOVE AND CAP ALL UTILITIES PER CODE AS NECESSARY AND IF NOT BEING REUSED, OR TEMPORARILY CAP UTILITIES AS REQUIRED FOR REUSE IN NEW WORK PORTION OF THE PROJECT IF BEING REUSED. COORDINATE WITH NEW WORK PORTION OF THE PROJECT.
- 12 REMOVE FLOORING AND ALL ASSOCIATED ADHESIVE MATERIALS IN THEIR ENTIRETY. PREPARE EXISTING FLOOR TO RECEIVE NEW FINISH AS PART OF NEW WORK PORTION OF THE PROJECT. COORDINATE WITH NEW WORK PORTION OF THE PROJECT.
- 13 REDIRECT HVAC LINES AS NECESSARY
- 14 REMOVE BASEBOARDS
- 15 REMOVE HVAC DUCTS & REWORK
- 16 REMOVE SINK & PLUMBING
- 17 REMOVE TOILET
- 18 REMOVE BASE SHOE
- 19 REMOVE SIDING ABOVE DOOR
- 20 REMOVE DOOR & SAVE FOR REINSTALLATION

DEMO KEYED NOTES

- 1. REMOVE BASEBOARD SHOE ONLY FOR HARDWOOD FLOOR REFINISH ON ENTIRE FIRST FLOOR.

1 A4 EXIST. / DEMOLITION FIRST FLOOR PLAN
1/4" = 1'-0"



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Agape
ARCHITECTURE / DESIGN
REMODEL BUILD

KITCHEN & INTERIOR REMODEL
FOR
MARK & SUSAN HEARNE
5 TOWN & COUNTRY DRIVE
LADUE, MO 63124

ARB Set
09/07/2022

No.	Description	Date

DRAWING TITLE
EXIST. / DEMOLITION FIRST FLOOR PLAN

DRAWN BY:
RP

CHECKED BY:
KOB

SHEET #

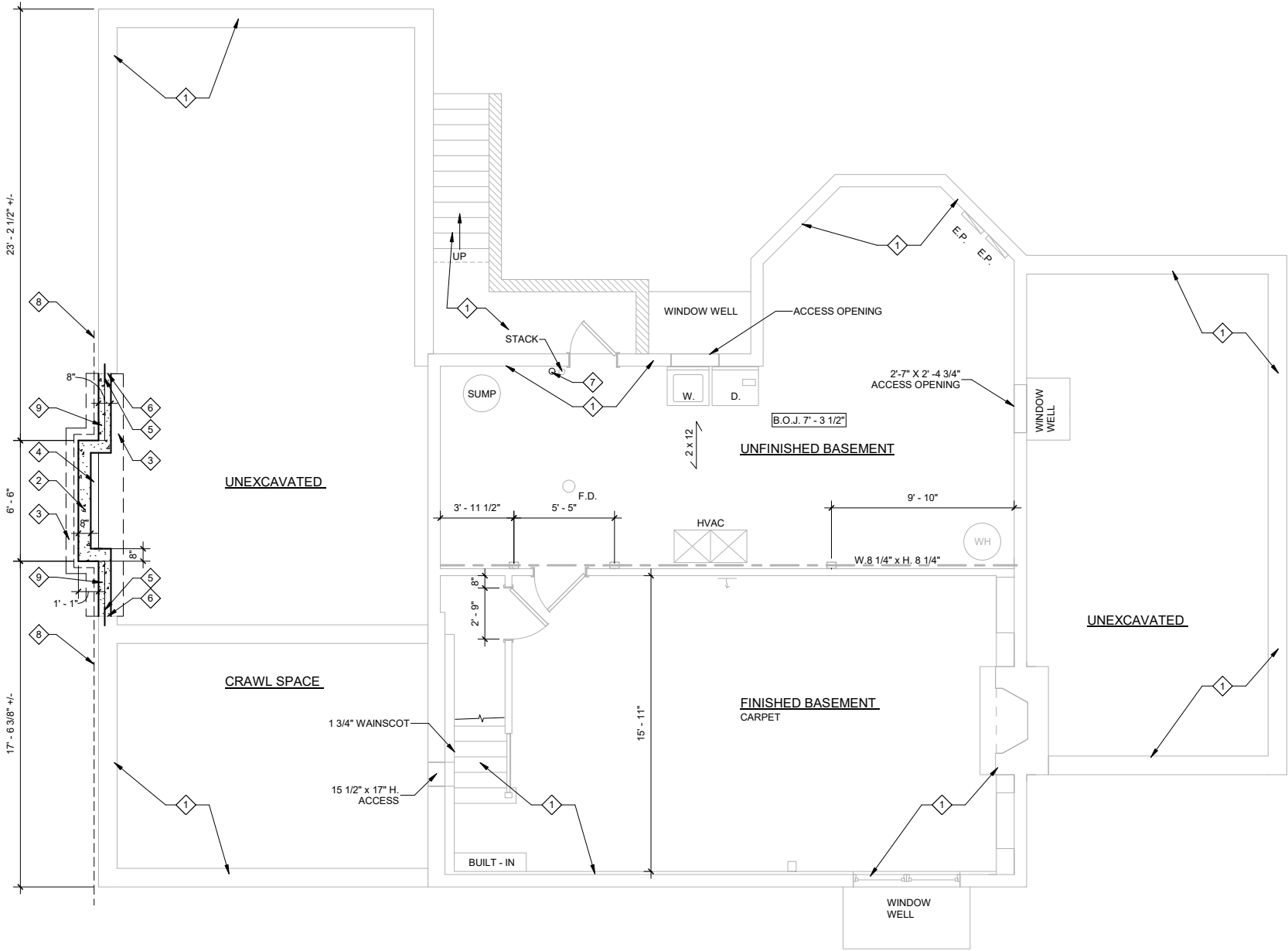
A4

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PROPERTY OF AGAPE CONSTRUCTION

HALF SIZE PRINT
SCALE: 1/8"=1'-0"



KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 8" CONCRETE FOUNDATION WALL W/ (2) #4 CONTINUOUS TOP & MIDPOINT OF WALL - MIN. 2'-6" BELOW GRADE
- 3 24"W X 8"D CONCRETE FOOTING W/ (2) #4 CONTINUOUS BOTTOM BAR, MIN. 3" FROM BOT. OF FTG.
- 4 4" BARRIER HOLD DOWN FOUNDATION WALL FOR OPENING
- 5 #4 DOWELS @ 12" O.C. VERTICALLY MAX. INTO EXIST. CONC. FOUNDATION WALL
- 6 COLD JOINT @ EXIST. FOUNDATION / NEW FOUNDATION - SEAL JOINTS W/ BUTYL STRIPS ON BOTH SIDES OF WALL
- 7 REPLACE EXISTING 4" STACK
- 8 INSULATED DRAIN TILE TO DAYLIGHT - TIE INTO EXIST. SUBSURFACE
- 9 BRICK LEDGE

1
A5 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



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ARB Set
09/07/2022

No.	Description	Date

PROPOSED
BASEMENT/FOUNDATION
PLAN

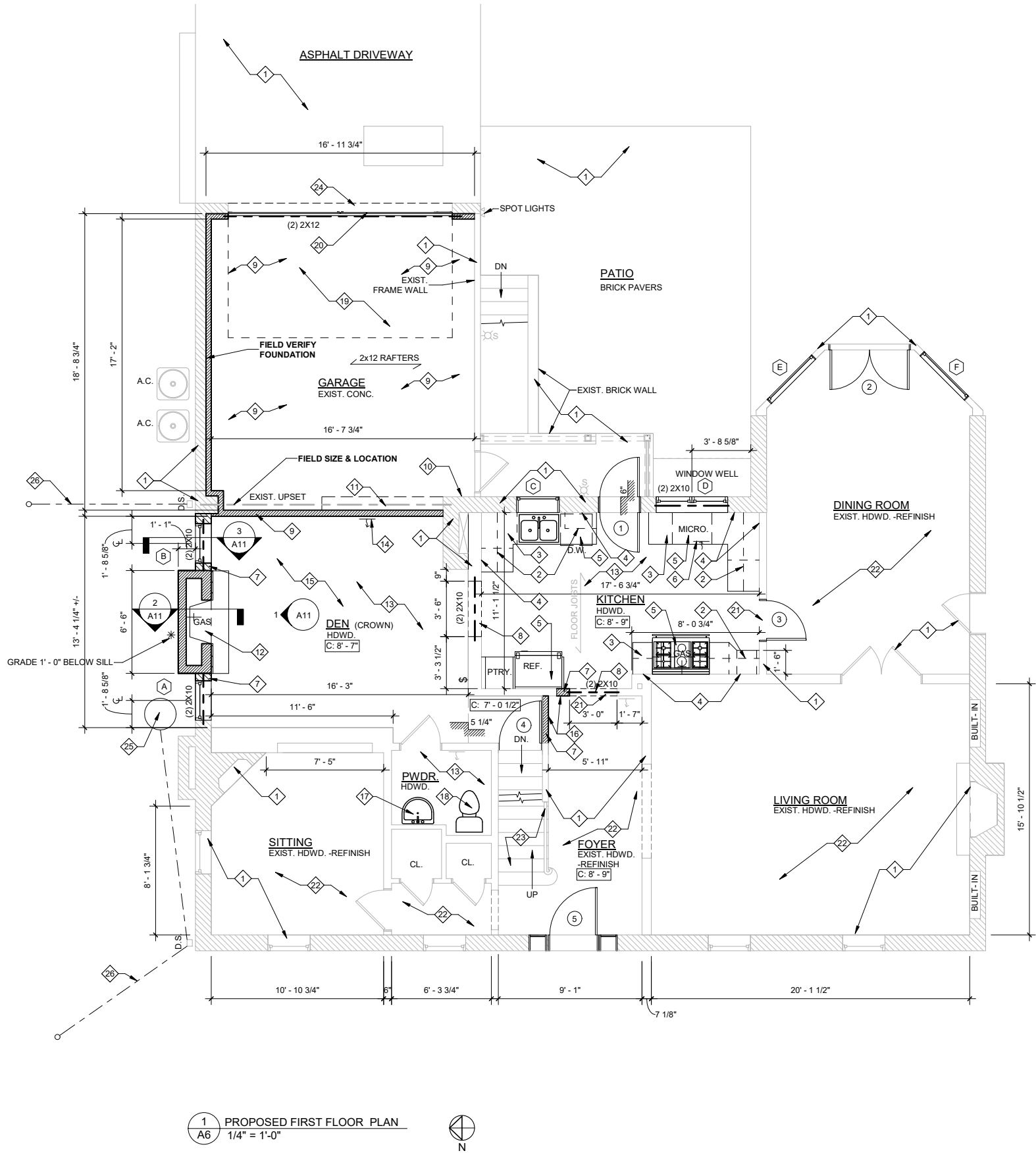
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RP

CHECKED BY:
KOB

SHEET #

A5

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1 PROPOSED FIRST FLOOR PLAN
A6 1/4" = 1'-0"



KEYED NOTES

- EXISTING CONSTRUCTION TO REMAIN
- WALL CABINETS
- BASE CABINETS W/ COUNTERTOP
- BACKSPLASH
- APPLIANCES - **PROVIDED BY OWNER & INSTALLED BY CONTRACTOR**
- TOE KICK RETURN
- INFILL WALL
- CASED OPENING
- 5/8" TYPE 'X' GYPSUM WALL BOARD @ COMMON FRAMED WALLS AND GARAGE CEILING
- FRAME WALLS W/ 5/8" TYPE 'X' GYPSUM WALL BOARD ABOVE EXISTING WALLS
- REWORK SOFFIT & HVAC DUCT AS NECESSARY
- DIRECT VENT GAS FIREPLACE W/ BLACK GRANITE HEARTH & SURROUND
- PAINT WALLS & CEILING
- REWORK HVAC
- INSTALL SLEEPERS -RAISE FLOOR TO MATCH KITCHEN & POWDER ROOM LEVEL
- LACE-IN AND PAINT CHAIR RAIL
- PEDESTAL SINK
- TOILET
- FURR WALLS -DRYWALL, INSULATE & PAINT WALLS & CEILING
- 14'-0" WIDE X 7'-0" TALL CARRIAGE GARAGE DOOR
- LACE-IN HARDWOOD
- SAND & REFINISH HARDWOOD & INSTALL NEW PAINTED BASE SHOE
- SAND & REFINISH EXIST. TREADS, PAINT RISERS, SPINDLES & SKIRT BOARDS (RAIL TO REMAIN)
- INFILL WALL & TOOTH IN BRICK ABOVE GARAGE DOOR
- EXTERIOR SUMP PIT W/ PUMP
- 10' SUBSURFACE DRAINAGE TO POP UP

DOOR SCHEDULE

- 2'-6" X 6'-8" FULL LITE FIBERGLASS DOOR W/ SCREEN DOOR
- 5'-0" X 6'-8" FULL LITE DOUBLE DOOR W/ GRILLS & TRANSOM (FIELD VERIFY SIZE)
- 2'-6" X 6'-8" 15 LITE DOOR
- 2'-8" X 6'-3" SIX PANEL DOOR -REINSTALL SAVED DOOR
- 5'-7" X 8'-0" FIBERGLASS DOOR W/ SIDELITES

WINDOW SCHEDULE

- PELLA RESERVE WHITE VINYL CASING, EXTENSIONS, SILL, APRON GRILLS TOP AND BOTTOM
- 2'-6" X 5'-0" DOUBLE HUNG
 - 2'-6" X 5'-0" DOUBLE HUNG
 - 2'-8 1/2" X 3'-9" CASEMENT
 - 4'-6 1/4" X 4'-6 1/4" DOUBLE SINGLE HUNG (COUNTER HEIGHT)
 - 4'-0" X 8'-0" DOUBLE HUNG (FIELD VERIFY SIZE)
 - 4'-0" X 8'-0" DOUBLE HUNG (FIELD VERIFY SIZE)

KEY

- EXISTING WALL
- NEW 2X4 STUDS @ 16" O.C.

NOTES

- ALL LUMBER IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- ALL DIMENSIONS ARE FINISH TO FINISH, INTERIOR AND EXTERIOR WALLS ARE 4 1/2" TYPICAL THROUGHOUT, UNLESS OTHERWISE NOTED ON PLAN.
- SAND & REFINISH ALL FIRST FLOOR HARDWOOD. INSTALL NEW BASE SHOE. PAINT ALL FIRST FLOOR BASEBOARDS. LACE IN AS NECESSARY.
- SAND & STAIN STAIR TREADS TO SECOND FLOOR PAINT RISERS, SKIRTBOARDS & SPINDLES.

HALF SIZE PRINT
SCALE: 1/8"=1'-0"

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Agape
ARCHITECTURE / DESIGN
REMODEL BUILD

KITCHEN & INTERIOR REMODEL
FOR
MARK & SUSAN HEARNE
5 TOWN & COUNTRY DRIVE
LADUE, MO 63124

ARB Set 09/07/2022		
No.	Description	Date

PROPOSED FIRST FLOOR
PLAN

DRAWN BY:
RP

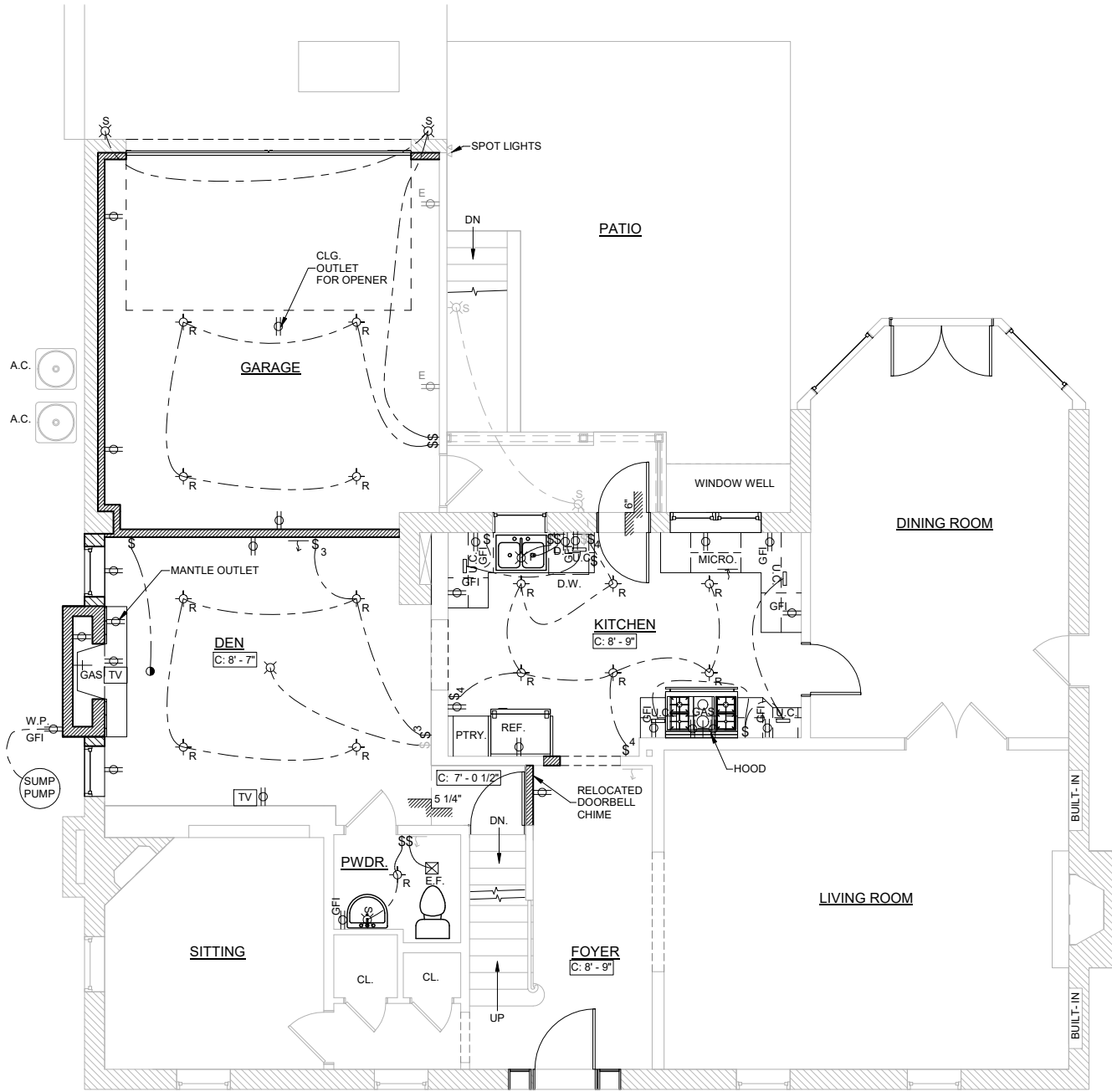
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KOB

SHEET #

A6

PROPERTY OF AGAPE CONSTRUCTION

HALF SIZE PRINT
SCALE: 1/8"=1'-0"



ELECTRICAL & LIGHTING LEGEND

- SURFACE MOUNTED LIGHT FIXTURE
- 6" RECESSED CAN LIGHT FIXTURE
- WALL WASHER
- 6" WATER PROOF LIGHT FIXTURE
- SCONCE/WALL MOUNTED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- CEILING FAN WITH LIGHT KIT
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- EXISTING THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DUPLEX RECEPTACLE
- EXISTING OUTLET
- GFI - GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- EXISTING GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- WATER PROOF GROUND FAULT INTERRUPTER DUPLEX OUTLET
- SMOKE DETECTOR
- SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBO
- EXHAUST FAN (50 CFM MIN.)
- EXHAUST FAN WITH LIGHT (50 CFM MIN.)
- CABLE/SATELLITE HOOK-UP
- UNDER CABINET LIGHT FIXTURE
- DIMMER SWITCH
- EXISTING SWITCH
- THREE-WAY DIMMER SWITCH

1
A7 PROPOSED FIRST FLOOR ELECTRICAL & LIGHTING PLAN
1/4" = 1'-0"



PROPERTY OF AGAPE CONSTRUCTION

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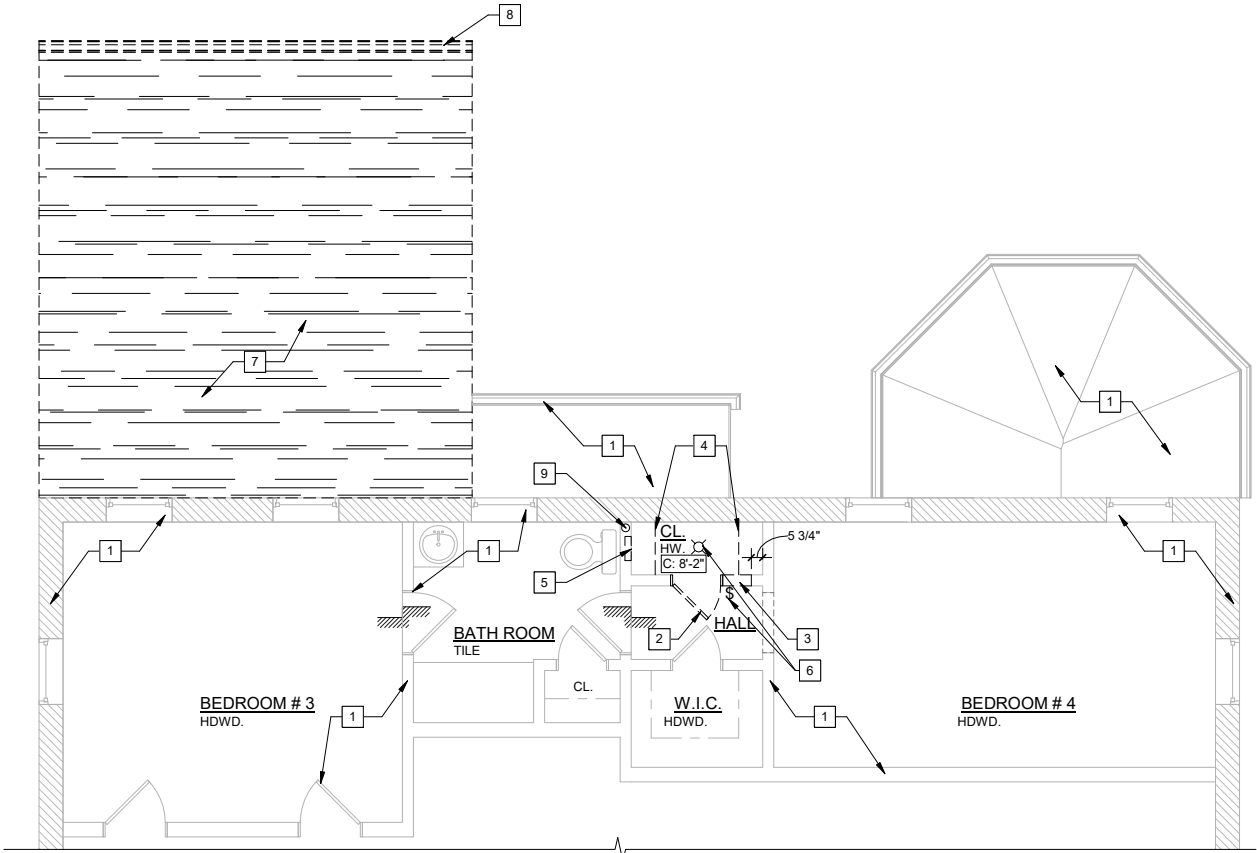
ARB Set 09/07/2022		
No.	Description	Date

PROPOSED FIRST FLOOR
ELECTRICAL & LIGHTING
PLAN

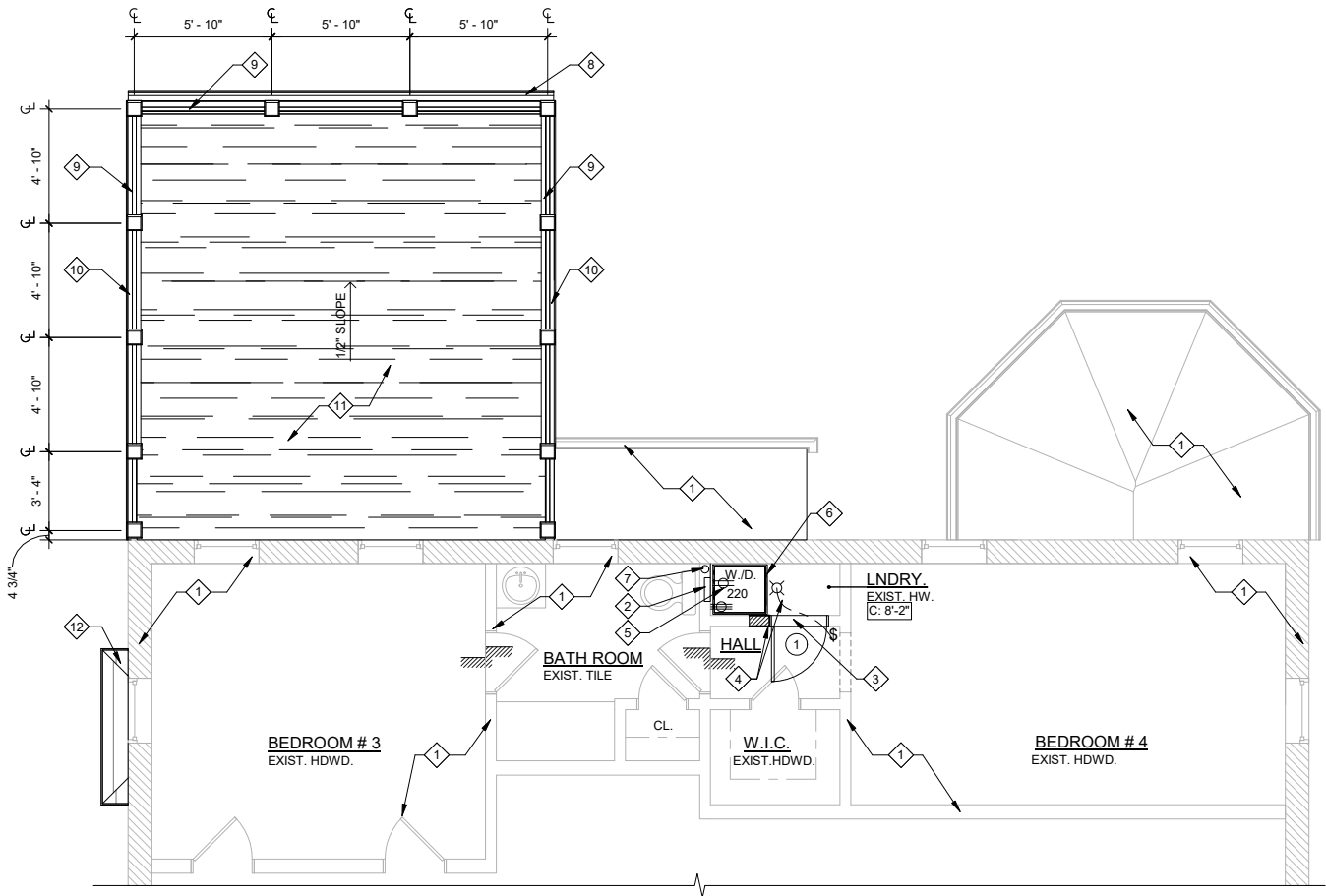
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A7



1
A8
EXIST. / DEMOLITION SECOND FLOOR PLAN
1/4" = 1'-0"



2
A8
PROPOSED SECOND FLOOR / ELECTRICAL PLAN
1/4" = 1'-0"

DEMO KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE DOOR
- 3 REMOVE WALL
- 4 REMOVE SHELVING
- 5 REMOVE DRYWALL
- 6 REMOVE LIGHT FIXTURE & SWITCH
- 7 REMOVE ROOF STRUCTURE
- 8 REMOVE GUTTER
- 9 REMOVE & REPLACE 4" STACK - FIELD VERIFY LOCATION

KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 WASHER HOOK-UP
- 3 HARDWOOD TRANSITION HEADER
- 4 PATCH & PAINT AS NECESSARY
- 5 APPLIANCES PROVIDED - **BY OWNER & INSTALLED BY CONTRACTOR**
- 6 WASHER PAN
- 7 NEW 4" STACK
- 8 CONT. METAL GUTTER ON 2X FASCIA
- 9 AZEK POLYMER RAILING W/ 6X6 POSTS
- 10 PARAPET WRAPPED W/ BORAL - PAINTED
- 11 BUILT UP SLOPED ROOF W/ TPO ROOFING
- 12 COPPER ROOFING

DOOR SCHEDULE

- 1 2'-4" X 6'-8" SIX PANEL HOLLOW CORE DOOR

ELECTRICAL & LIGHTING LEGEND

- SURFACE MOUNTED LIGHT FIXTURE
- 6" RECESSED CAN LIGHT FIXTURE
- 6" WATER PROOF LIGHT FIXTURE
- SCONCE/WALL MOUNTED LIGHT FIXTURE
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- DUPLEX RECEPTACLE
- GFI - GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- WATER PROOF GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 220V OUTLET
- SMOKE DETECTOR
- SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBO

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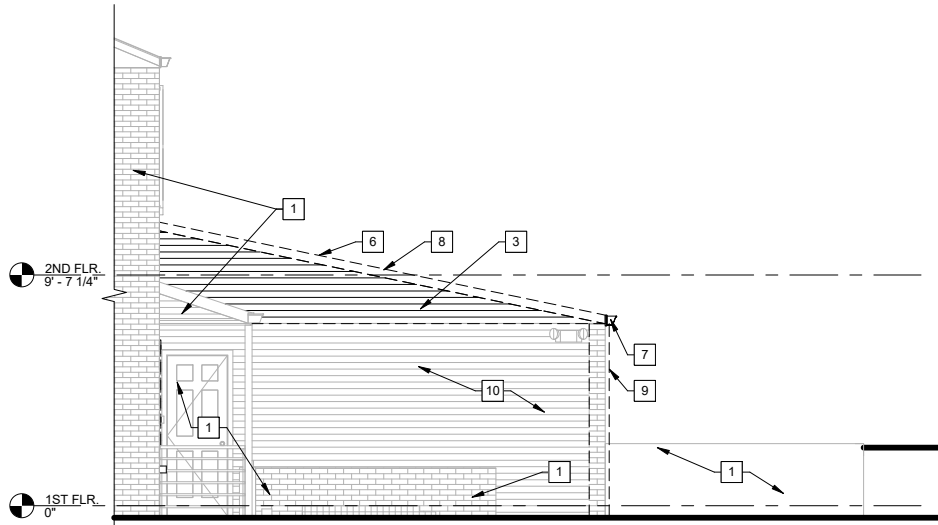
EXIST. / DEMOLITION,
PROPOSED SECOND FLOOR
& ELECTRICAL PLANS

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CHECKED BY:
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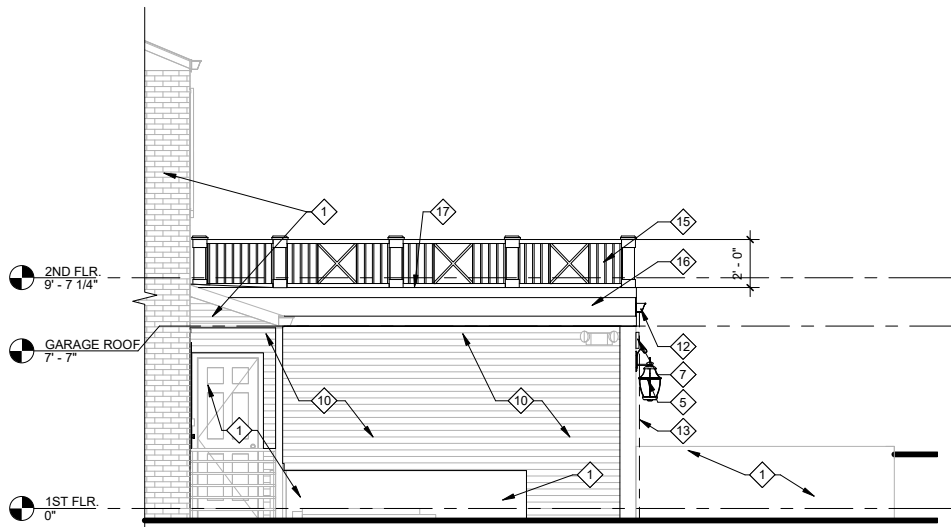
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A8

PROPERTY OF AGAPE CONSTRUCTION



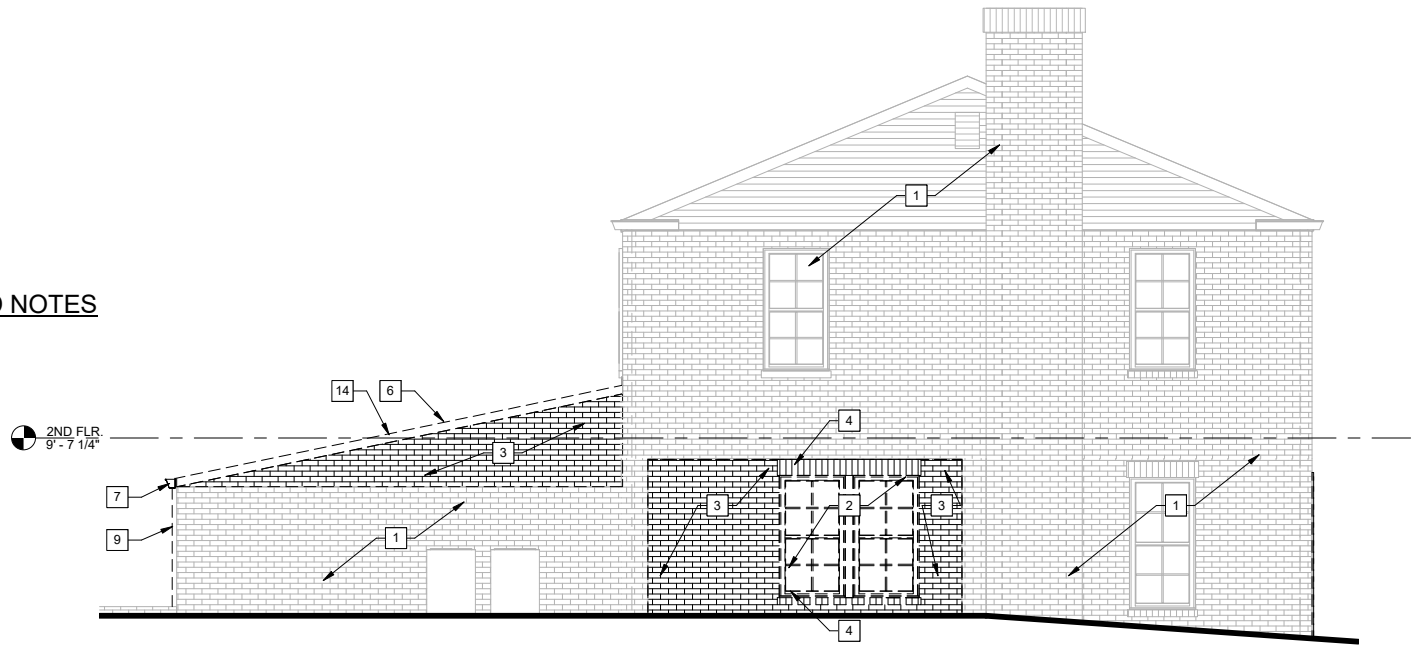
1
A9
EXIST. / DEMOLITION SOUTH ELEVATION
1/4" = 1'-0"



3
A9
PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION DEMO KEYED NOTES

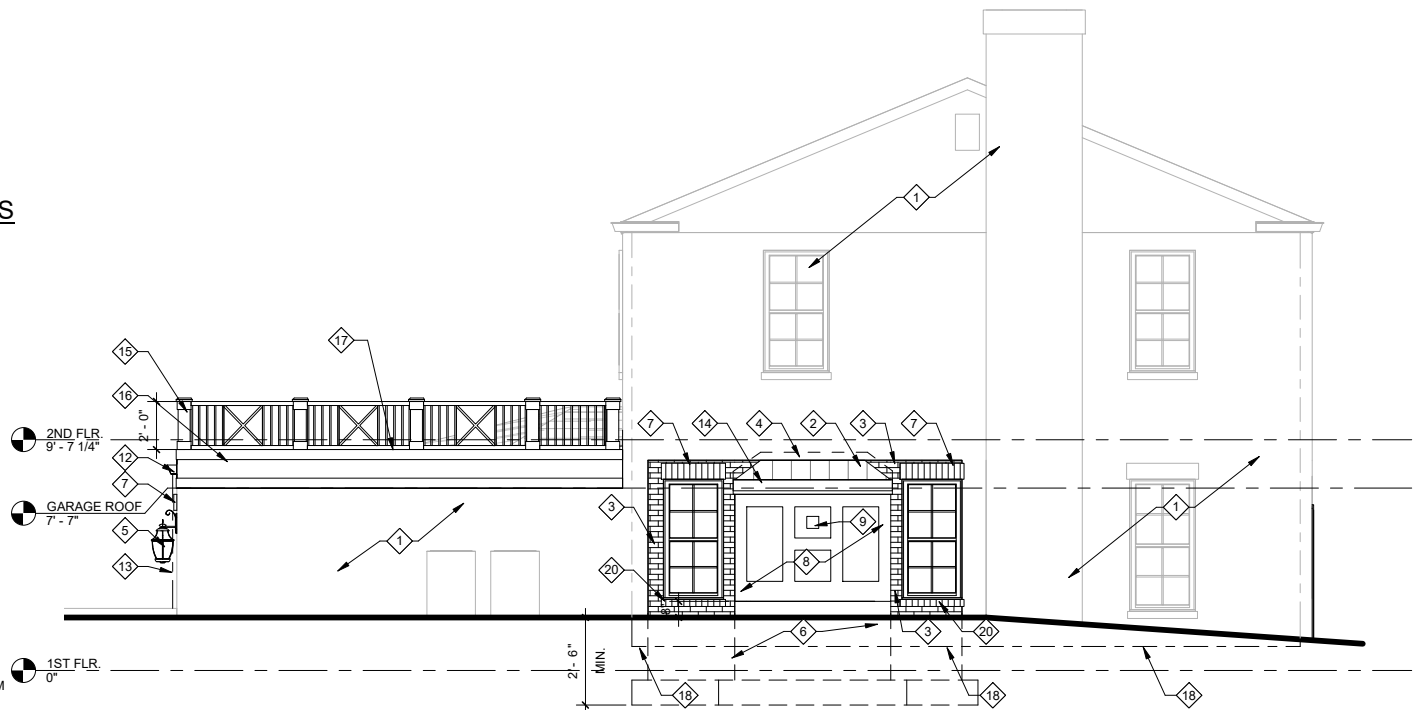
- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE WINDOW
- 3 REMOVE WALL
- 4 REMOVE SOLDIER COURSE
- 5 REMOVE DOOR
- 6 REMOVE ROOF STRUCTURE
- 7 REMOVE GUTTER
- 8 REMOVE FASCIA
- 9 REMOVE DOWNSPOUT
- 10 REMOVE SIDING



2
A9
EXIST. / DEMOLITION NORTH ELEVATION
1/4" = 1'-0"

ELEVATION KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 COPPER ROOFING
- 3 INFILL WALL & TOOTH IN BRICK
- 4 ALUM. FLASHING
- 5 EXTERIOR SCOSCE
- 6 NEW FOUNDATION
- 7 SOLDIER COURSE BRICK
- 8 JAMES HARDIE W/ RECESSED PANELS
- 9 DIRECT VENT
- 10 JAMES HARDIE SIDING
- 11 CARRIAGE STYLE GARAGE DOOR
- 12 CONT. METAL GUTTER ON 2X FASCIA
- 13 METAL DOWNSPOUT
- 14 2X FASCIA
- 15 AZEK POLYMER RAILING W/ 6X6 POSTS
- 16 PARAPET WRAPPED W/ AZEK & BORAL TRIM -PAINTED
- 17 BUILT UP SLOPED ROOF W/ TPO ROOFING
- 18 INSULATED DRAIN TILE TO DAYLIGHT - TIE INTO EXIST. SUBSURFACE
- 19 HOOD RANGE VENT
- 20 BRICK ROWLOCK SILL



4
A9
PROPOSED NORTH ELEVATION
1/4" = 1'-0"

HALF SIZE PRINT
SCALE: 1/8"=1'-0"

PROPERTY OF AGAPE CONSTRUCTION

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No.	Description	Date

EXIST. / DEMOLITION &
PROPOSED NORTH & SOUTH
ELEVATIONS

DRAWN BY:
RP

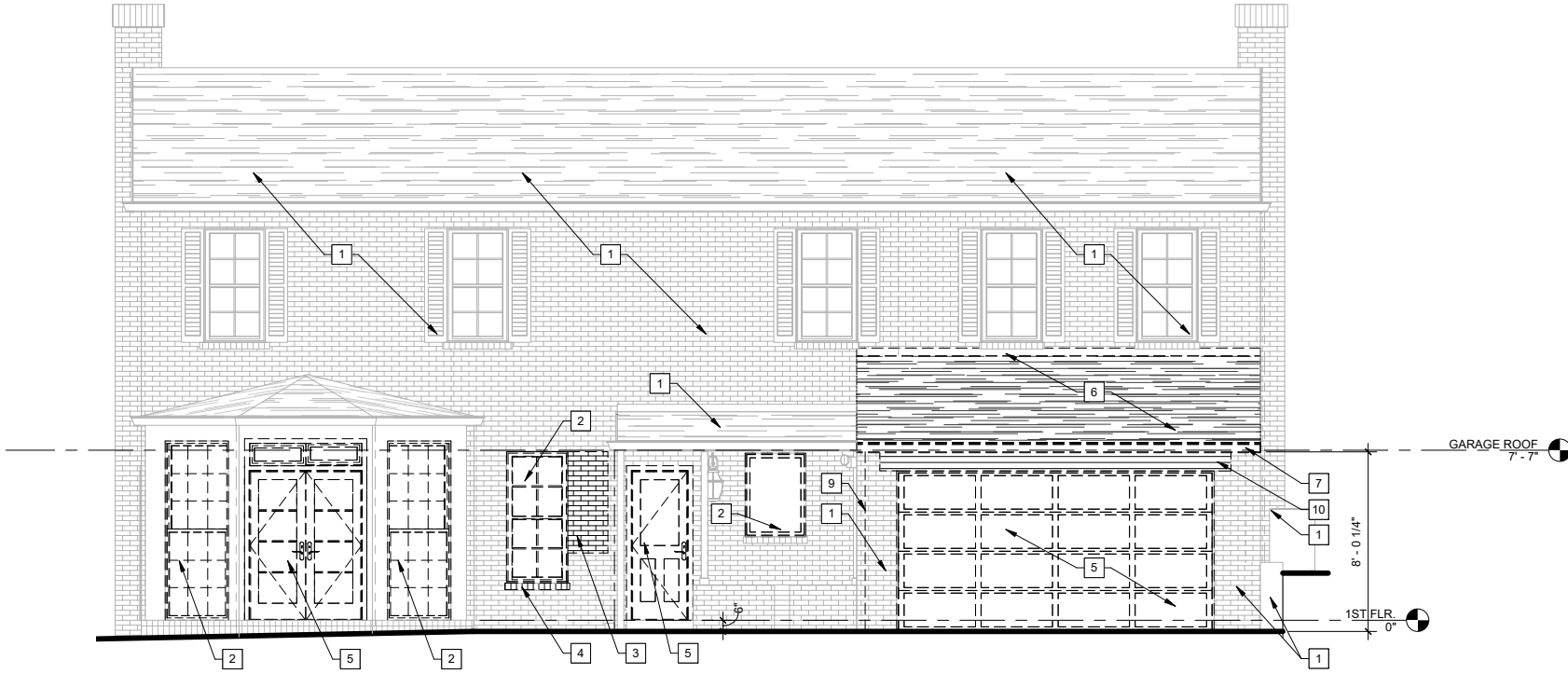
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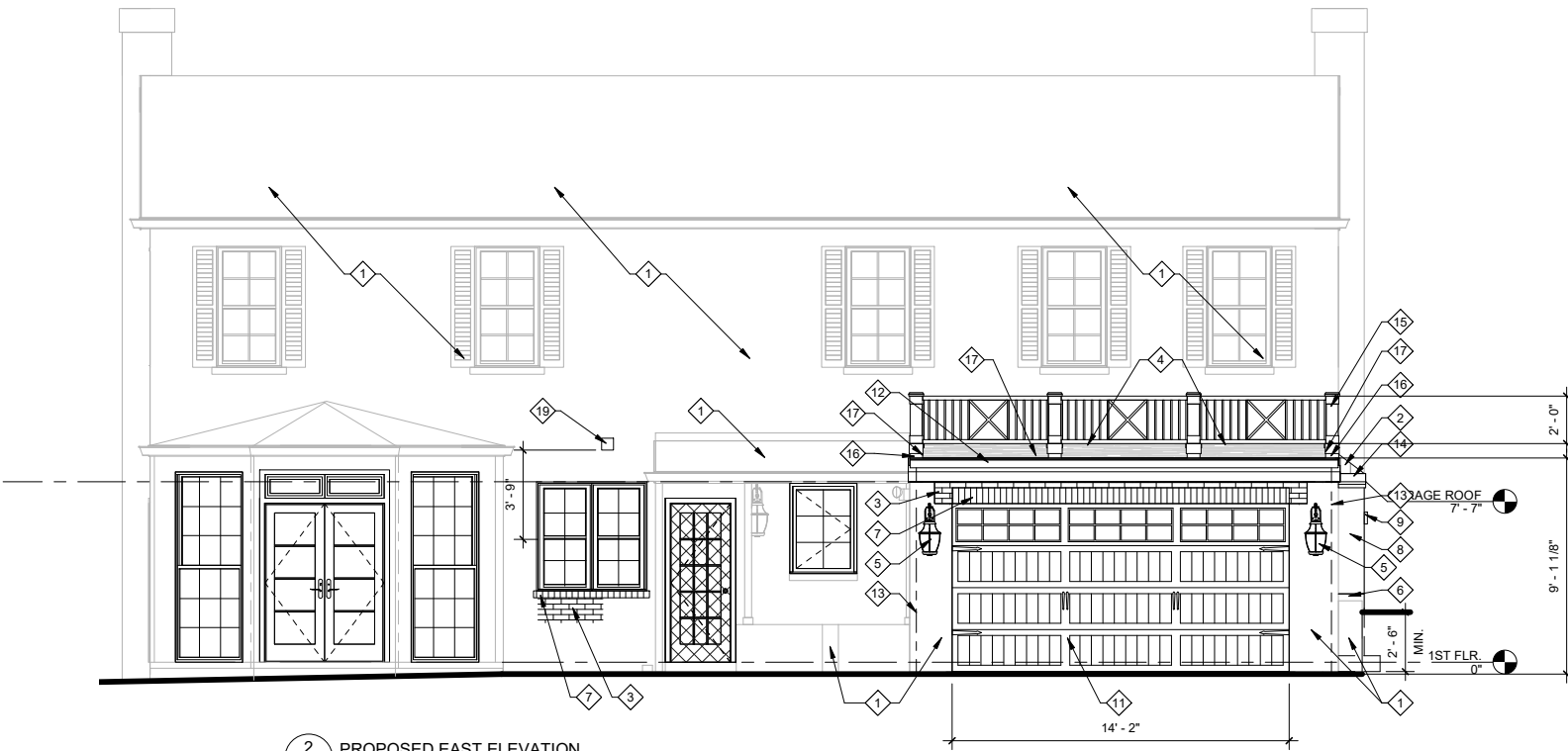
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HALF SIZE PRINT

SCALE: 1/8"=1'-0"



1 EXISTING / DEMOLITION EAST ELEVATION
A10 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
A10 1/4" = 1'-0"

ELEVATION DEMO KEYED NOTES

- | | |
|----|---------------------------------|
| 1 | EXISTING CONSTRUCTION TO REMAIN |
| 2 | REMOVE WINDOW |
| 3 | REMOVE WALL |
| 4 | REMOVE SOLDIER COURSE |
| 5 | REMOVE DOOR |
| 6 | REMOVE ROOF STRUCTURE |
| 7 | REMOVE GUTTER |
| 8 | REMOVE FASCIA |
| 9 | REMOVE DOWNSPOUT |
| 10 | REMOVE SIDING |

ELEVATION KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 COPPER ROOFING
- 3 INFILL WALL & TOOTH IN BRICK
- 4 ALUM. FLASHING
- 5 EXTERIOR SCENCE
- 6 NEW FOUNDATION
- 7 SOLDIER COURSE BRICK
- 8 JAMES HARDIE W/ RECESSED PANELS
- 9 DIRECT VENT
- 10 JAMES HARDIE SIDING
- 11 CARRIAGE STYLE GARAGE DOOR
- 12 CONT. METAL GUTTER ON 2X FASCIA
- 13 METAL DOWNSPOUT
- 14 2X FASCIA
- 15 AZEK POLYMER RAILING W/ 6X6 POSTS
- 16 PARAPET WRAPPED W/ AZEK & BORAL TRIM -PAINTED
- 17 BUILT UP SLOPED ROOF W/ TPO ROOFING
- 18 INSULATED DRAIN TILE TO DAYLIGHT - TIE INTO EXIST. SUBSURFACE
- 19 HOOD RANGE VENT
- 20 BRICK ROWLOCK SILL

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KEVIN O'BRIEN
PROFESSIONAL ENGINEER
435 EAST CLINTON PLACE
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PHONE: 314.909.9050
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Active
ARCHITECTURE DESIGN
REMODEL BUILD

KITCHEN & INTERIOR REMODEL
FOR
MARK & SUSAN HEARNE
5 TOWN & COUNTRY DRIVE
LADUE, MO 63124

ARB Set
09/07/2022

[illegible]

DRAWING TITLE

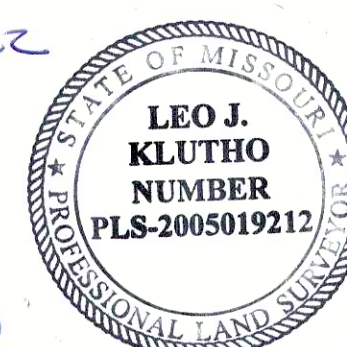
AWN BY: P	CHECKED BY: KOB
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SHEET #

A10

2018 AGAPE CONSTRUCTION

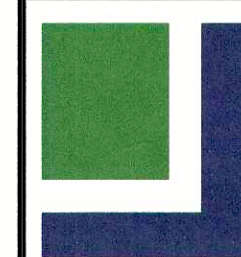
7/20/2022



PROPERTY BOUNDARY SURVEY

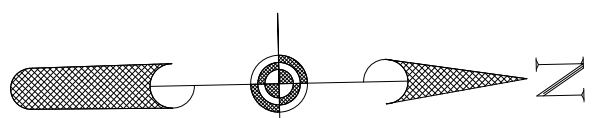
Project Address: 5 Town and Country Dr. Ladue, MO 63124

2	07/20/22	L.J.K.	LOCATE CHIMNEY ON NORTHERLY SIDE OF HOUSE	
1	07/15/22	L.J.K.	CHANGE MUNICIPALITY NAME IN TITLE BLOCK	
REV.		DATE	BY	DESCRIPTION
SUR.		C.W.	DES.	
DRW.	L.J.K.	CHK.	L.J.K.	
SCALE: 1" = 20'				
DATE PREPARED:		JULY 13, 2022		PROJECT NUMBER 214682
				SHEET 1 OF 1

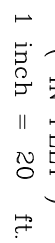


10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006

SURVEY



GRAPHIC SCALE



This is to certify to the best of my belief, knowledge and ability, that **James Surviving Company**, at the request of **Mack & Susan Heene**, on the **7th day of July, 2022** presented and submitted for record, personal survey, based on field information obtained from field inspection and current personal survey, and located the improvements on **Lot 40** of the **Plat of the 1/4 Section 36, Township 36N, Range 14E, Section 36, T36N, R14E, S36** of the **S. L. Lewis County Records**, **S. L. Lewis County, Missouri**, and that the **recording** of said survey is represented upon this plat. The Recording Reference System, Building Lines and Easements, set forth otherwise referenced, were taken from the Record Plat, the original Zoning set. Books may not be shown.

I also declare that under my supervision and to the best of my ability and professional judgment that the results shown herein are made in accordance with the Missouri Standards for Property Boundary Surveys as set forth by the Missouri Department of Agriculture, Division of Geology and Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, Urban Class Survey. **This Boundary Survey is non-transferable.**

A Title Policy was not provided, therefore, all easements may not be shown

Leo J. Klutho
Professional Land Surveyor In Responsible Charge
Missouri Registration Number PLS-2005019212
EXPIRES: DECEMBER 31, 2023

PROPERTY BOUNDARY SURVEY

James Surveying Company
Professional Land Surveying Corporation
Original Certificate/License No. 000129

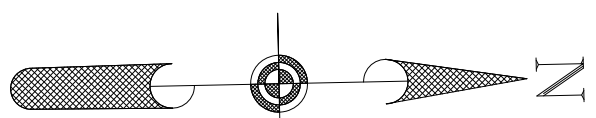
Project Address: 5 Town and Country Dr.
Ladue, MO
63124

2	07/20/22	L.L.K.	LOCATE CHIMNEY ON NORTHERLY SIDE OF HOUSE
1	07/19/22	L.L.K.	CHANGE MUNICIPALITY NAME IN TITLE BLOCK
REV.	DATE	BY	DESCRIPTION
SUR.	C.W.	DES.	
DRW.	L.L.K.	CHK.	L.L.K.
DATE PREPARED:			JULY 13, 2022
SCALE: 1" =			20'
			PROJECT NUMBER 214682
SHEET 1			OF 1

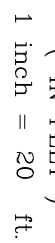
**JAMIES SURVEYING
COMPANY**
LAND SURVEYORS

10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63118
PHONE: (314) 822-1006 FAX: (314) 822-0006

SURVEY



GRAPHIC SCALE



This is to certify to the best of my belief, knowledge and ability, that **James Surviving Company**, at the request of **Mack & Susan Heene**, on the **7th day of July, 2022** presented and submitted for record, personal survey, based on field information obtained from field inspection and current personal survey, and located the improvements on Lot 40, **Plowman and Company**, in **St. Louis County, Missouri**, and the same is shown on page **40** of the **St. Louis County Records**, **St. Louis County, Missouri**, and the same is recorded upon this plat. The recording Reference System, Building Lines and Easements, set forth otherwise referenced, were taken from the Record Plat, the entire Zoning set forth may not be shown.

I also declare that under my supervision and to the best of my ability and professional judgment for the results shown herein are made in accordance with the Missouri Standards for Property Boundary Surveys as set forth by the Missouri Department of Agriculture, Division of Geology and Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, Urban Class Survey. **This Boundary Survey is non-transferable.**

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PROPERTY BOUNDARY SURVEY

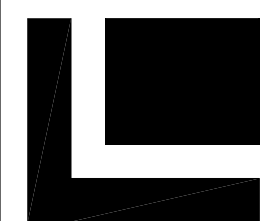
James Surveying Company
Professional Land Surveying Corporation
Original Certificate/License No. 000129

Project Address: 5 Town and Country Dr.
Ladue, MO
63124

[illegible]

JAMES SURVEYING
COMPANY

LAND SURVEILLORS
10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006





West side / Front Elevation



North side Elevation



East side / Rear Elevation



North side / Rear Elevation



South side Elevation



South side Neighbor



North side Neighbor



West Side Neighbor Across street



West side neighbor Across street



west side Across street